



THE WALNUT SPECIAL

HOMES 91, 99, 100 & 172

Four bedroom home

The detached Walnut Special features flowing yet beautifully delineated living space creating a separate lounge leading on to a kitchen/dining/family area with French doors out to the rear garden. The ground floor also features a utility room, cloakroom and a study area off the hallway. Upstairs three of the four bedrooms are double, including bedroom 1 with en suite and fitted wardrobe and a spacious family bathroom provides both a bath and separate shower. There is also a single garage.



Bedroom 1	3768mm x 3696mm	12'4" x 12'1"
En suite	2639mm x 1475mm	8'7" x 4'8"
Bedroom 2	3773mm x 2921mm	12'4" x 9'6"
Bedroom 3	3385mm x 2949mm	11'1" x 9'7"
Bedroom 4	3375mm x 2717mm	11'1" x 8'9"
Bathroom	2700mm x 1700mm	8'9" x 5'6"

FIRST FLOOR



Lounge	4986mm x 3768mm	6'3" x 12'4"
Dining/Family	5095mm x 3194mm	16'7" x 10'5"
Kitchen	3402mm x 3375mm	11'2" x 11'1"
Utility	2027mm x 1766mm	6'6" x 5'8"
Study	3348mm x 1886mm	10'9" x 6'1"
WC	1736mm x 975mm	5'7" x 3'2"

GROUND FLOOR

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.